



Investment  
Properties  
Corporation

# PROJECT SUGARSHACK

SEEKING PROVEN RESTAURANT OPERATOR(S)



Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.





## EXECUTIVE SUMMARY

Seeking Restaurant Operator to open and manage a high potential, full-scale restaurant with global music platform Sugarshack as a revenue-enhancing partner.

Ideal 'Build to Suit' site in the heart of high-growth Downtown Bonita Springs dining district, featuring one of SWFL's best demographics for new restaurants.

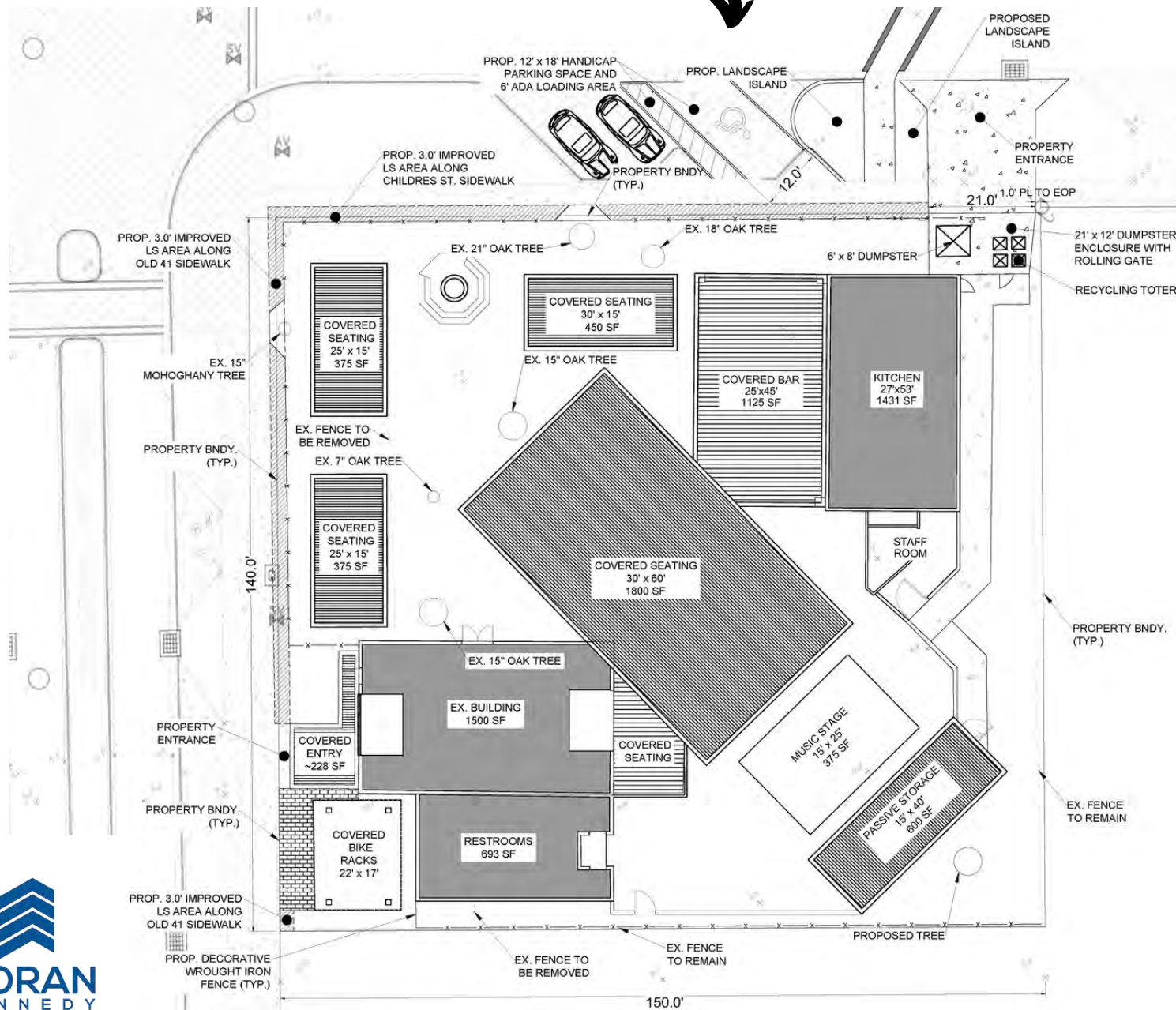
The property is the exemplary parcel for a live entertainment driven full-scale restaurant.

The highly capable 'Build to Suit' team in place consists of:





## CONCEPTUAL DESIGN



## ATTRIBUTES

- 21,000 SF Site
- 318 Seats
- 2 Covered Bars
- 12 Bathrooms
- Retail Store
- Large Stage
- 400 Parking Spots within 2 Blocks

*Opportunity exists for Restaurant Operating Partner to impact design decisions.*





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10510 Childers Street Bonita Springs FL 34135



# SUGARSHACK™



REAL. RAW. LIVE MUSIC.

Sugarshack is an authentic, and live music driven global music brand that was "*born in a backyard in Bonita Springs*". The existing Sugarshack community is broad and engaged.



400M+ VIEWS  
360K+ SUBSCRIBERS



103K+ FOLLOWERS



117K+ LISTENERS



Great acts, drive great revenues.  
There are unparalleled local, national,  
and international booking connections.







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## SUGARSHACK™



PHOTOGRAPHY BY: @kevinbiresphoto





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# PROJECT SUGARSHACK

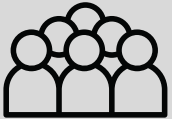
10510 Childers Street Bonita Springs FL 34135



*Downtown*

## BONITA SPRINGS

### DEMOGRAPHICS WITHIN 5 MILES



**POPULATION SIZE: 90,803**



**HOUSEHOLD INCOME: \$140,317**

**CONSUMERS HAVE SPENT \$238,996,065  
FOOD AWAY FROM HOME IN 2022 THUS FAR\***

**PERCENTAGE OF CONSUMERS WHOM HAVE  
GONE TO A RESTAURANT / STEAKHOUSE IN  
THE LAST 6 MONTHS IS 67.7%\***

**FLORIDA HAS THE LARGEST INFLOW OF  
THE HIGHEST EARNING HOUSEHOLDS IN THE  
US \*\***

Downtown Bonita Springs consists of some of SWFL's best demographics.

There is a strong foundation to be a dining destination, with massive public infrastructure improvements and form based code clearing the way.

There is a notable gap in full-scale restaurants in the area.

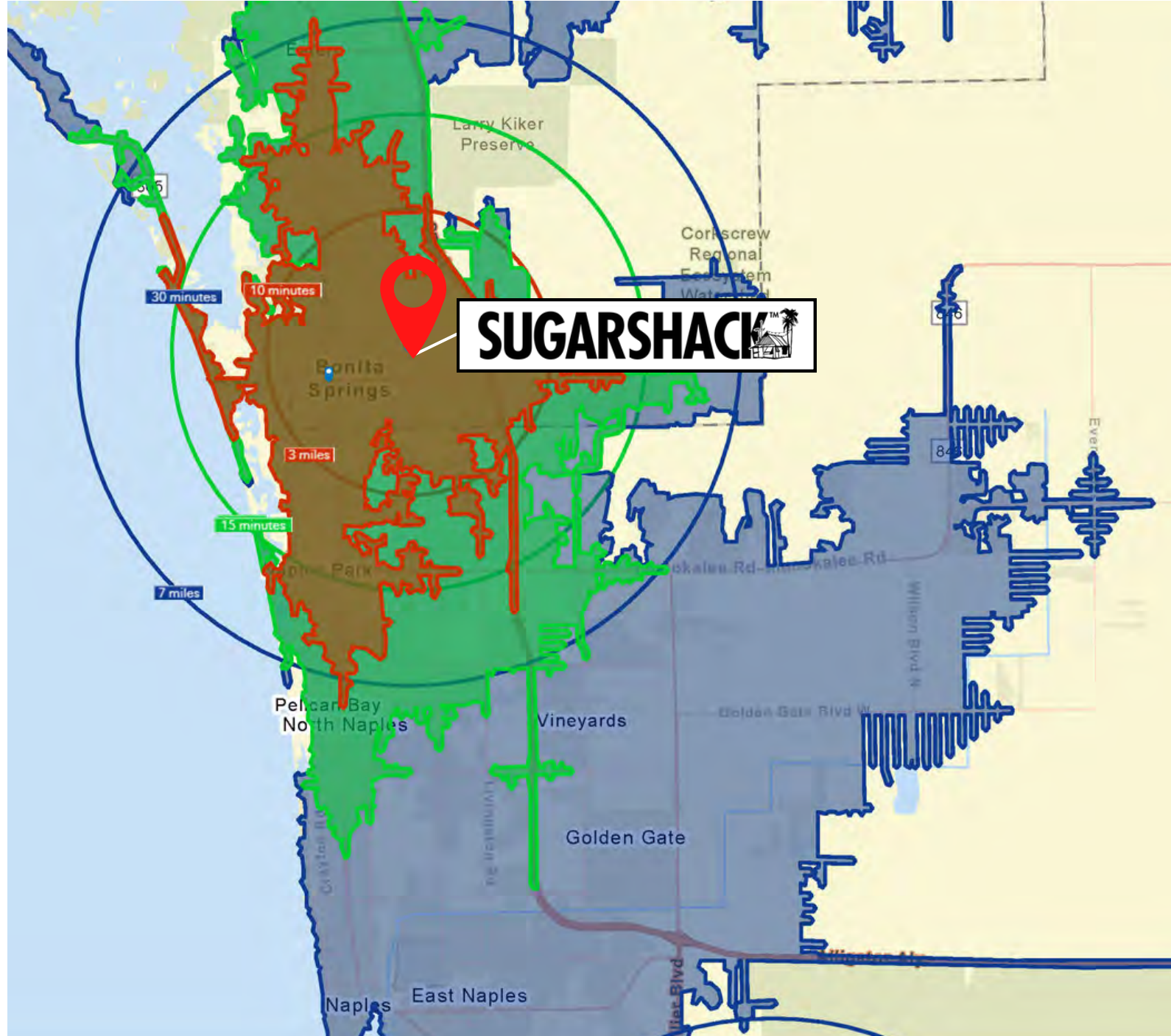


\*Source: Esri / U.S. Census Bureau \*\*Source: SmarAsset 2022 Study



## DRIVE TIME

- The site for Project Sugarshack is only 10 minutes from the intersection of Bonita Beach Road & US-41.
- With many people driving between 45 minutes to an HOUR for a meal, this cuts the drive time by 84%, 50 minutes.



click here!







## WHY THIS SITE?

- OPEN AIR WITH PROTECTED ELEMENTS
- HEART OF DOWNTOWN
- LUSH LANDSCAPE WITH HISTORIC "SHACK" ALREADY IN PLACE
- PERFECT SITE FOR A UNIQUE LIVE MUSIC RESTAURANT



# SUGARSHACK™

FELTS AVENUE

OLD 41 ROAD

CHILDERS STREET



**400 PARKING SPACES  
EXIST WITHIN 2  
BLOCKS OF SITE**





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# PROJECT SUGARSHACK

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**CONVENIENTLY  
LOCATED NEXT  
TO  
RIVERSIDE PARK  
BANDSHELL STAGE**



**OLD 41 ROAD**

**FELTS AVENUE**



**SUGARSHACK** 

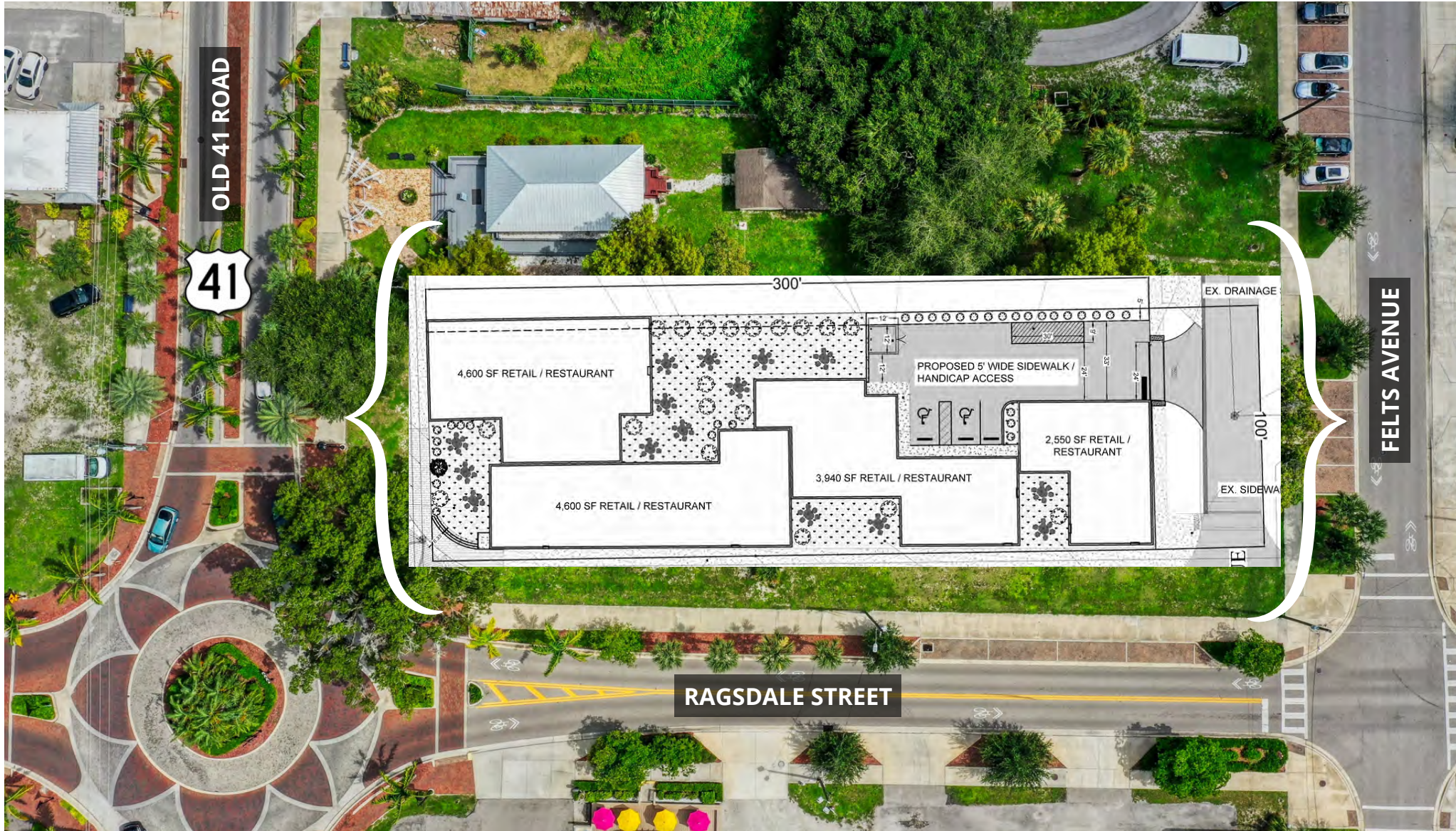






Additional restaurant opportunities exist: ↷

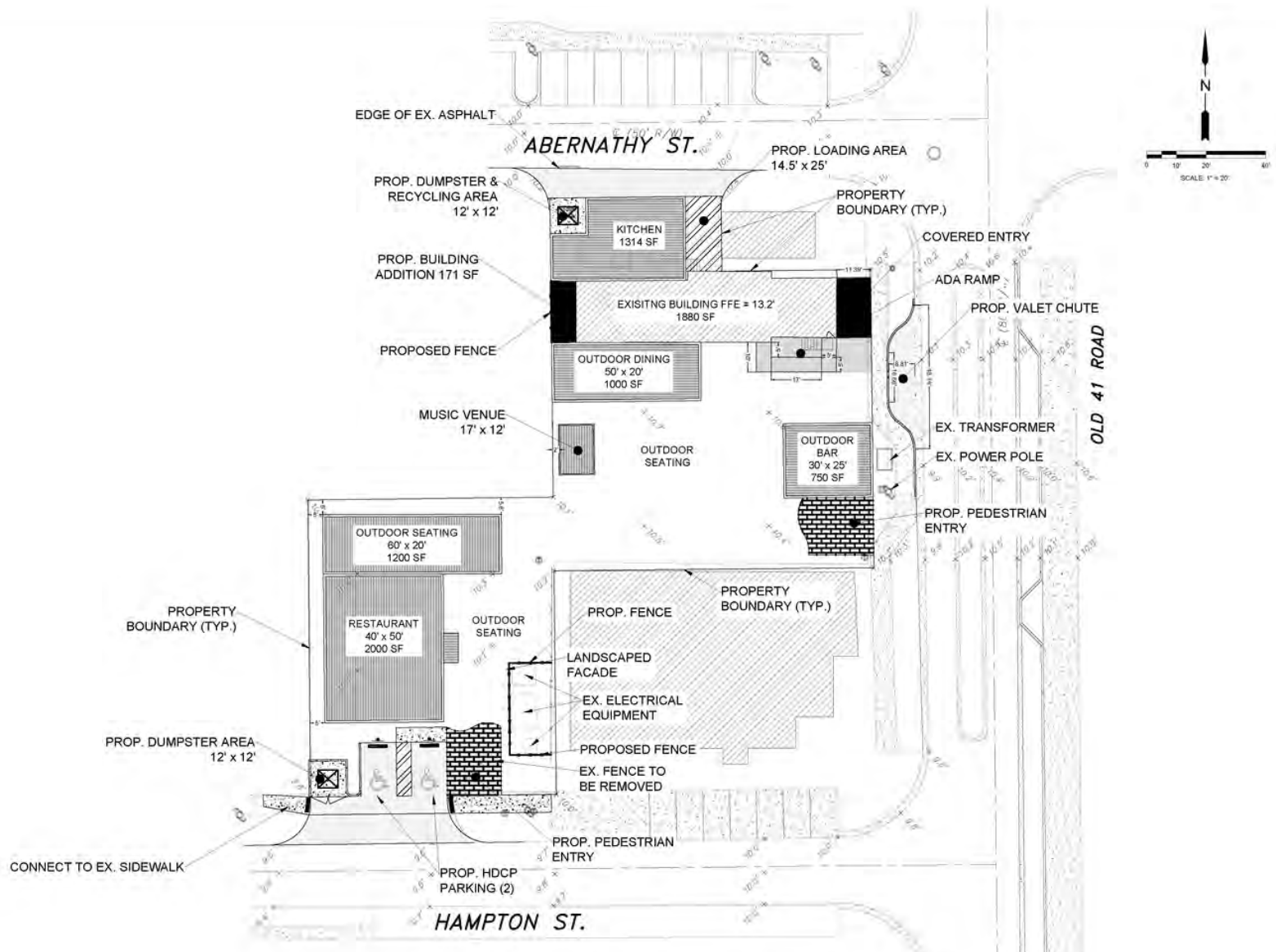
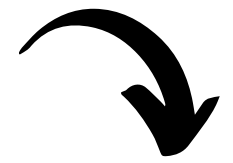
*4 restaurant sites, approx. 8,000 SF of outdoor dining and 16,000 SF of indoor dining*







Additional restaurant opportunities exist:  
*2 restaurant sites, with 1 existing building on property*







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**PROJECT TELEPHONE**  
2 Restaurant Sites w/  
existing building on site.  
20,000+ SF Site

**PROJECT SUGARSHACK**  
1 Restaurant Site -  
21,000 TOTAL SF SITE

**PROJECT ROUNDABOUT**  
4 Restaurant Sites -  
8,000 SF outdoor dining  
16,000 SF indoor dining



**HAMPTON STREET**

**OLD 41 ROAD**  
**41**





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## CONTACT:

**Patrick Fraley, CCIM, 239-261-3400 ext. 118, [patrick@ipcnaples.com](mailto:patrick@ipcnaples.com)**

**Tara Stokes, 239-261-3400 ext. 176, [tara@ipcnaples.com](mailto:tara@ipcnaples.com)**

**Rob Carroll, CCIM, MAI, 239-261-3400 ext. 111,  
[rob@ipcnaples.com](mailto:rob@ipcnaples.com)**



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